

FRESNO COUNTY ECONOMIC FORECAST

Fresno County is one of the most productive agricultural counties in the nation. In each of the last 10 years, total agricultural output has exceeded \$6 billion. Almonds are the most prevalent commodity, followed by grapes, poultry, milk, and tomatoes. Fresno County, located in the San Joaquin Valley, has a population of 989,200 people and a total of 382,500 wage and salary jobs. The per capita income is \$39,708 and the average salary per worker is \$51,825.

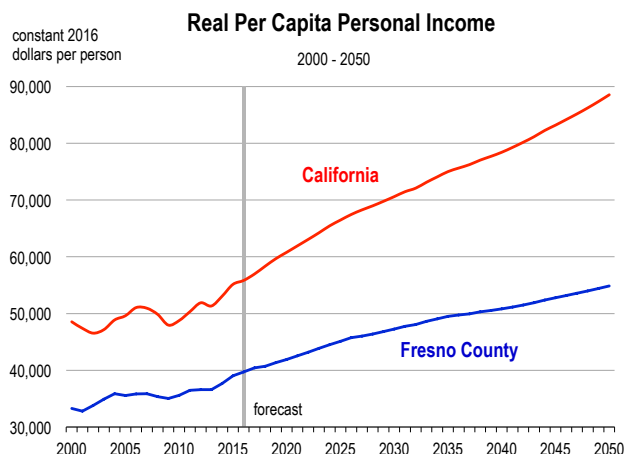
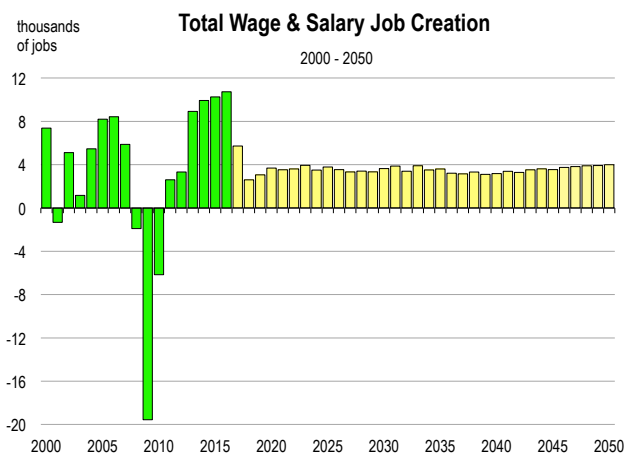
In 2016, employment across Northern California increased by 3.2 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 2.9 percent. Fresno County gained 10,700 jobs, representing a growth rate of 2.9 percent. The unemployment rate improved substantially, falling from 10.2 percent in 2015 to 9.4 percent in 2016.

In 2016, the largest job gains were observed in education and healthcare (+3,800 jobs), government (+2,400 jobs), and wholesale and retail trade (+1,900 jobs). The largest declines were observed in agriculture (-250 jobs), manufacturing (-200 jobs), and information (-130 jobs).

Between 2011 and 2016, the population increased at an annual average rate of 1.0 percent. This growth was almost entirely due to the natural increase (new births), as net migration was very low.

FORECAST HIGHLIGHTS

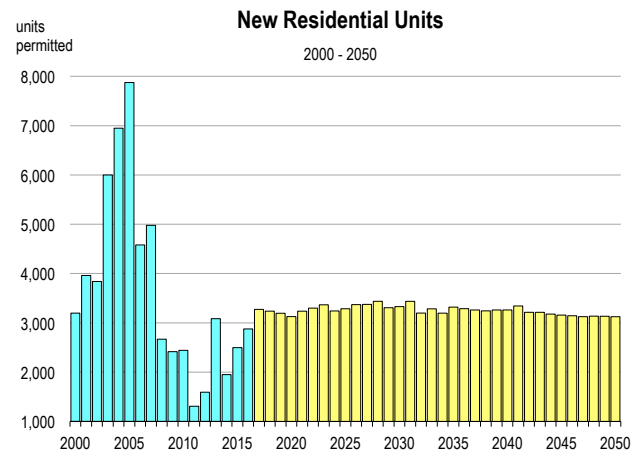
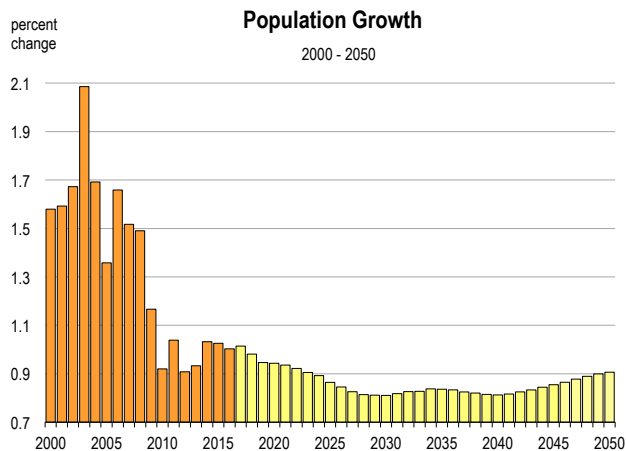
- Total wage and salary employment is expected to increase by 1.5 percent in 2017. Over the 2017-2022 period, growth will average 0.8 percent per year.
- Average salaries are currently below the California state average, and will remain so for the foreseeable future. In Fresno County, inflation-adjusted salaries are expected to rise by 1.4 percent per year during the 2017-2022 period.
- Between 2017 and 2022, employment growth will be led by professional services, as well as healthcare and education. Together, these sectors will account for 58 percent of net job creation in the county.
- Population growth will remain strong, but will decelerate from current levels. Over the 2017-2022 period, growth will average 0.9 percent per year.
- Net migration is expected to be positive over most of the forecast period, but will continue to be very low. Between 2017 and 2022, an average of 260 net migrants will enter the county each year.
- Real income per capita is expected to increase by 1.9 percent in 2017, and by an average of 1.3 percent per year between 2017 and 2022.
- Total taxable sales, adjusted for inflation, will rise by an average of 1.6 percent per year between 2017 and 2022.
- Industrial production is projected to rise by 5.3 percent in 2017. Between 2017 and 2022, industrial production will increase at an average rate of 1.9 percent per year.
- Farm production is expected to increase by 1.3 percent per year between 2017 and 2022. The principal crops in the county are grapes and almonds.



Fresno County Economic Forecast

2010-2016 History, 2017-2050 Forecast

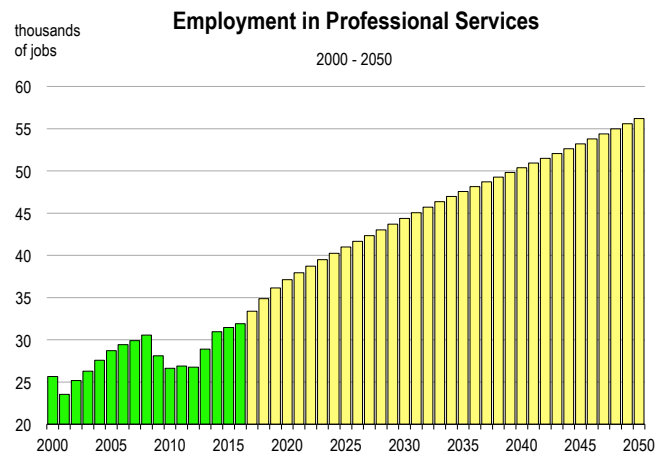
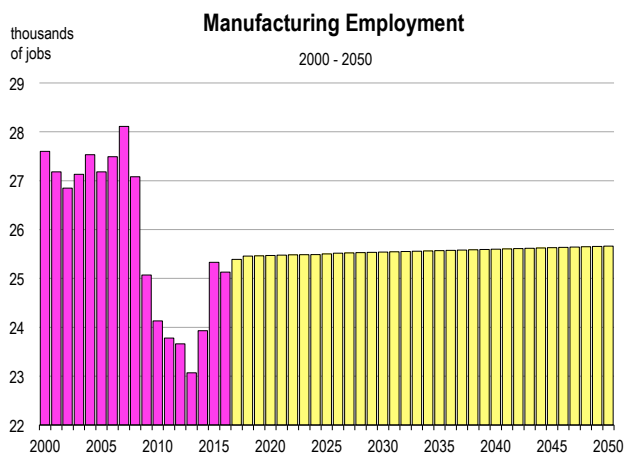
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	932,392	-1,980	721	289.4	2,444	\$10.2	\$29.5	\$35,575	1.3	6.7	7.2	16.7
2011	942,076	-653	717	291.0	1,308	\$11.2	\$31.3	\$36,482	2.7	7.5	6.9	16.5
2012	950,634	-1,137	719	293.2	1,592	\$12.0	\$32.4	\$36,597	2.7	7.1	7.1	15.1
2013	959,506	-335	742	295.9	3,083	\$12.6	\$33.2	\$36,577	2.3	6.8	7.2	13.2
2014	969,410	362	757	297.9	1,949	\$13.3	\$35.2	\$37,666	2.8	7.3	7.5	11.6
2015	979,357	872	780	300.4	2,496	\$14.1	\$37.4	\$39,023	2.6	6.8	8.0	10.2
2016	989,183	1,320	804	302.9	2,877	\$14.6	\$39.3	\$39,708	3.0	6.9	8.1	9.4
2017	999,216	1,396	812	305.7	3,273	\$15.3	\$41.5	\$40,441	3.1	7.0	8.5	9.2
2018	1,009,021	871	817	308.6	3,237	\$15.9	\$43.4	\$40,686	3.0	7.1	8.6	8.8
2019	1,018,570	352	822	311.5	3,195	\$16.7	\$45.7	\$41,327	2.6	7.2	8.7	8.9
2020	1,028,179	209	827	314.5	3,127	\$17.5	\$48.1	\$41,920	3.1	7.3	8.9	9.0
2021	1,037,801	39	833	317.3	3,237	\$18.2	\$50.6	\$42,536	3.0	7.4	9.1	9.0
2022	1,047,370	-165	838	320.3	3,299	\$19.0	\$53.3	\$43,167	3.0	7.5	9.3	9.0
2023	1,056,853	-373	844	323.3	3,366	\$19.8	\$56.0	\$43,846	3.0	7.6	9.6	8.9
2024	1,066,284	-533	850	326.3	3,241	\$20.6	\$58.8	\$44,494	2.9	7.7	9.8	8.8
2025	1,075,502	-801	857	329.3	3,286	\$21.5	\$61.5	\$45,094	2.9	7.8	10.0	8.6
2026	1,084,595	-957	863	332.3	3,370	\$22.4	\$64.3	\$45,731	2.8	7.9	10.2	8.5
2027	1,093,552	-1,109	871	335.4	3,375	\$23.2	\$66.8	\$46,026	2.9	8.0	10.5	8.4
2028	1,102,452	-1,197	878	338.4	3,437	\$24.0	\$69.6	\$46,396	2.7	8.1	10.7	8.4
2029	1,111,400	-1,223	885	341.5	3,307	\$24.9	\$72.4	\$46,810	2.5	8.2	11.0	8.4
2030	1,120,410	-1,230	893	344.6	3,329	\$25.8	\$75.3	\$47,259	2.4	8.3	11.3	8.4
2031	1,129,574	-1,174	902	347.6	3,436	\$26.8	\$78.3	\$47,740	2.3	8.4	11.6	8.3
2032	1,138,907	-1,133	911	350.7	3,199	\$27.9	\$81.3	\$48,062	2.5	8.5	12.0	8.3
2033	1,148,332	-1,162	921	353.7	3,284	\$29.0	\$84.5	\$48,613	2.1	8.6	12.3	8.3
2034	1,157,951	-1,028	930	356.7	3,197	\$30.2	\$87.8	\$49,066	2.3	8.7	12.6	8.3
2035	1,167,634	-995	940	359.7	3,319	\$31.4	\$91.3	\$49,507	2.4	8.9	13.0	8.3
2036	1,177,367	-958	950	362.7	3,288	\$32.6	\$94.9	\$49,747	2.8	9.0	13.3	8.2
2037	1,187,080	-978	961	365.7	3,261	\$33.7	\$98.7	\$49,957	2.9	9.1	13.7	8.2
2038	1,196,819	-941	973	368.6	3,243	\$34.9	\$102.6	\$50,288	2.7	9.2	14.1	8.2
2039	1,206,571	-920	984	371.6	3,261	\$36.1	\$106.8	\$50,522	2.9	9.4	14.5	8.2
2040	1,216,376	-937	994	374.6	3,261	\$37.3	\$111.1	\$50,804	2.8	9.5	14.9	8.2
2041	1,226,306	-922	1,003	377.5	3,343	\$38.5	\$115.4	\$51,142	2.6	9.6	15.3	8.2
2042	1,236,425	-872	1,012	380.5	3,214	\$39.7	\$119.9	\$51,502	2.5	9.8	15.7	8.1
2043	1,246,728	-843	1,021	383.5	3,214	\$41.0	\$124.5	\$51,909	2.4	9.9	16.2	8.1
2044	1,257,256	-783	1,029	386.4	3,178	\$42.3	\$129.3	\$52,397	2.2	10.1	16.6	8.1
2045	1,268,003	-730	1,036	389.4	3,157	\$43.6	\$134.2	\$52,766	2.4	10.2	17.1	8.1
2046	1,278,971	-697	1,043	392.3	3,144	\$45.0	\$139.3	\$53,178	2.3	10.4	17.6	8.1
2047	1,290,199	-646	1,050	395.2	3,125	\$46.4	\$144.5	\$53,578	2.3	10.5	18.1	8.0
2048	1,301,675	-597	1,057	398.1	3,136	\$47.9	\$150.0	\$53,988	2.3	10.7	18.6	8.0
2049	1,313,382	-551	1,065	401.0	3,134	\$49.4	\$155.8	\$54,412	2.3	10.8	19.1	8.0
2050	1,325,287	-518	1,073	403.9	3,125	\$50.9	\$161.8	\$54,857	2.3	11.0	19.7	8.0

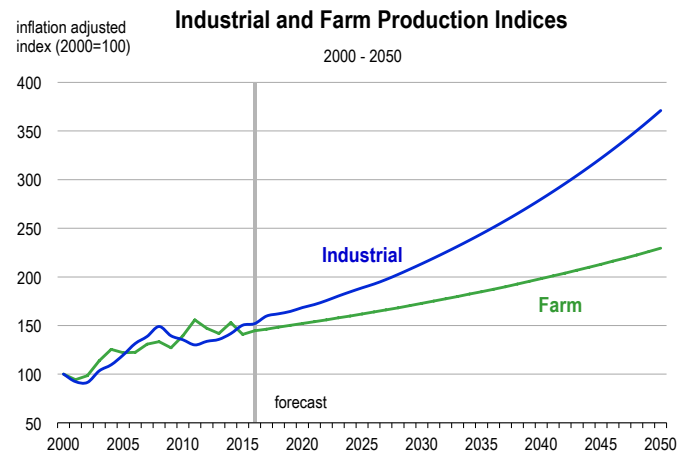
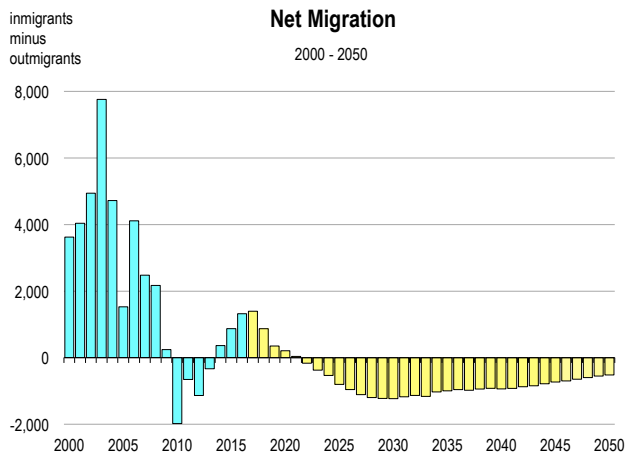
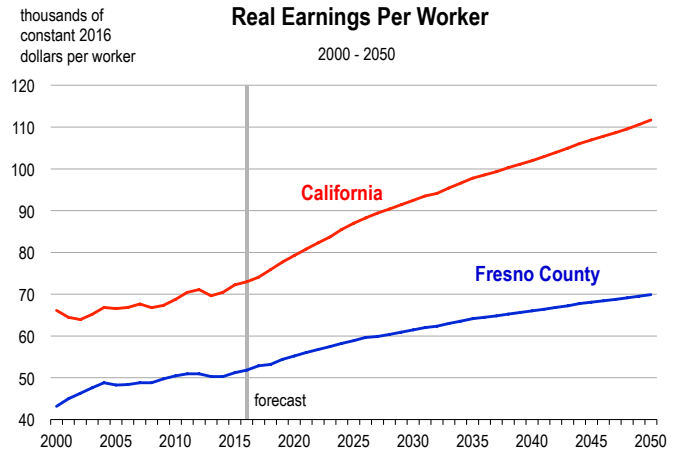


Fresno County Employment Forecast

2010-2016 History, 2017-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
employment (thousands of jobs)-----												
2010	336.7	46.0	12.0	24.1	10.8	44.3	13.4	26.6	3.6	51.6	26.8	67.1
2011	339.3	47.9	11.5	23.8	11.4	45.9	13.0	26.9	3.5	52.1	27.1	65.7
2012	342.6	48.9	12.2	23.7	11.6	46.6	12.9	26.8	3.8	53.3	28.0	64.1
2013	351.5	49.2	13.1	23.1	12.0	48.7	12.9	28.9	3.8	55.4	29.0	64.2
2014	361.5	48.8	13.9	23.9	11.9	50.1	12.8	31.0	3.9	57.0	30.6	66.3
2015	371.7	47.3	15.0	25.3	12.3	51.2	13.0	31.5	3.9	60.4	31.4	68.7
2016	382.5	47.0	15.9	25.1	12.7	53.1	13.3	31.9	3.8	64.2	32.2	71.1
2017	388.2	46.3	16.4	25.4	12.9	53.5	13.6	33.4	3.8	65.5	32.8	72.3
2018	390.8	44.7	16.6	25.5	13.1	53.9	13.8	34.9	3.8	66.3	33.0	72.7
2019	393.9	44.0	16.4	25.5	13.4	54.4	14.0	36.1	3.8	67.2	33.4	73.0
2020	397.5	43.9	16.3	25.5	13.6	54.7	14.1	37.1	3.8	68.0	33.9	73.7
2021	401.1	43.9	16.4	25.5	13.8	55.0	14.2	37.9	3.8	68.9	34.5	74.1
2022	404.7	44.0	16.4	25.5	14.0	55.3	14.4	38.7	3.8	69.7	35.0	74.5
2023	408.6	44.0	16.7	25.5	14.3	55.7	14.6	39.5	3.9	70.7	35.6	74.9
2024	412.1	44.1	16.6	25.5	14.5	56.0	14.8	40.2	3.9	71.7	36.0	75.2
2025	415.9	44.1	16.8	25.5	14.7	56.4	15.0	41.0	3.9	72.7	36.2	75.6
2026	419.4	44.2	17.0	25.5	14.9	56.8	15.2	41.7	3.9	73.7	36.5	76.0
2027	422.8	44.2	17.1	25.5	15.2	57.0	15.4	42.3	3.9	74.7	36.7	76.5
2028	426.2	44.3	17.2	25.5	15.4	57.3	15.5	43.0	3.9	75.7	37.0	77.0
2029	429.5	44.3	17.1	25.5	15.6	57.6	15.7	43.7	4.0	76.7	37.3	77.4
2030	433.2	44.4	17.2	25.5	15.9	58.0	15.9	44.4	4.0	77.7	37.6	77.9
2031	437.0	44.4	17.3	25.5	16.1	58.5	16.1	45.1	4.0	78.8	38.0	78.5
2032	440.4	44.5	17.1	25.6	16.3	58.9	16.2	45.7	4.0	79.9	38.4	79.0
2033	444.3	44.5	17.3	25.6	16.6	59.4	16.4	46.4	4.0	80.9	38.7	79.6
2034	447.8	44.6	17.2	25.6	16.8	59.9	16.5	47.0	4.0	81.9	39.1	80.2
2035	451.4	44.6	17.4	25.6	17.1	60.3	16.7	47.6	4.0	82.8	39.5	80.7
2036	454.7	44.7	17.3	25.6	17.3	60.5	16.9	48.1	4.1	83.9	39.8	81.2
2037	457.8	44.7	17.3	25.6	17.6	60.7	17.0	48.7	4.1	84.9	40.2	81.5
2038	461.1	44.8	17.4	25.6	17.8	61.0	17.2	49.3	4.1	86.0	40.6	81.8
2039	464.2	44.9	17.4	25.6	18.1	61.2	17.4	49.8	4.1	87.1	41.0	82.1
2040	467.4	44.9	17.4	25.6	18.4	61.4	17.5	50.4	4.1	88.2	41.4	82.4
2041	470.8	45.0	17.5	25.6	18.6	61.7	17.7	50.9	4.1	89.4	41.7	82.8
2042	474.1	45.0	17.4	25.6	18.9	61.9	17.8	51.5	4.1	90.6	42.1	83.2
2043	477.6	45.1	17.5	25.6	19.2	62.2	18.0	52.1	4.2	91.8	42.5	83.6
2044	481.2	45.1	17.5	25.6	19.5	62.5	18.1	52.6	4.2	93.0	42.9	84.2
2045	484.8	45.2	17.5	25.6	19.8	62.8	18.3	53.2	4.2	94.3	43.3	84.7
2046	488.5	45.2	17.5	25.6	20.1	63.1	18.4	53.8	4.2	95.6	43.7	85.3
2047	492.3	45.3	17.5	25.6	20.4	63.4	18.6	54.4	4.2	96.9	44.1	85.9
2048	496.2	45.3	17.6	25.6	20.7	63.7	18.7	55.0	4.2	98.3	44.5	86.6
2049	500.2	45.4	17.6	25.7	21.0	64.0	18.9	55.6	4.3	99.6	44.9	87.3
2050	504.2	45.4	17.6	25.7	21.4	64.3	19.0	56.2	4.3	101.0	45.3	88.0





County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	9.2%
Expected job growth:	4.3%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	11.9%

Expected population growth:	4.8%
Net migration to account for:	2.7%
Expected growth in number of vehicles:	3.2%

Demographics (2017)

Unemployment rate (April 2017):	8.8%
County rank* in California (58 counties):	50th
Working age (16-64) population:	62.8%

Population with B.A. or higher:	19.3%
Median home selling price (2016):	\$235,000
Median household income:	\$46,499

Quality of Life

Violent crime rate (2015):	513 per 100,000 persons
County rank* in California (58 counties):	45th
Average commute time to work (2017):	24 minutes

High school drop out rate (2016):	9.4%
Households at/below poverty line (2017):	22.3%

* The county ranked 1st corresponds to the lowest rate in California